



April 15, 2014

Item No. 7

RESOLUTION NO. 2014-CHA-40

**A RESOLUTION REVISING THE BOARD OF
COMMISSIONERS COMMITTEE STRUCTURE**

WHEREAS, the Chicago Housing Authority (the “Authority”) has been created by, and exists under, the Housing Authorities Act, 310 ILCS 10/1 *et seq.*, as amended (the “Act”); and

WHEREAS, pursuant to the Act, the management and control of the Authority is vested in ten commissioners (herein after referred to as the “Board of Commissioners” or the “Board”); and

WHEREAS, Section 8 of the Act provides that the Authority shall have “all the powers necessary or convenient to carry out and effectuate the purposes and provisions” of the Act, 310 ILCS 10/8; and

WHEREAS, Section 1 of the By-Laws of the Authority provides, *inter alia*, that:

The commissioners may by resolution make any delegation of discretionary powers or ministerial duties, to be exercised in accordance with the standards, limitations, and controls which shall be set up in such resolution and which shall not be inconsistent with the “Act in Relation to Housing Authorities” to any committee or committees of one or more chosen from among their number. Any action taken in the name of the Authority by a person or persons to whom such powers or duties have been delegated shall be the action of the Authority and binding upon it, provided such action is pursuant to and within the scope of the delegation resolution, and consistent with “An Act in Relation to Housing Authorities”; and

WHEREAS, the Board by Resolution No. 2008-CHA-52 revised the Board's Committee structure for the then existing Board Committees of Finance, Operations and Facilities, and Tenant Services; and

WHEREAS, the Board by Resolution No. 2012-CHA-49 established a Personnel Committee consisting of three (3) members; and

WHEREAS, the Board by Resolution No. 2014-CHA-5 established an Audit Committee consisting of three members, comprised of two (2) members from the Board and one (1) member from the general community; and

WHEREAS, the Board has determined that it is in the Authority's best interest to establish a Real Estate Development Committee; and

WHEREAS, the Board has determined that it is in the Authority's best interest to (1) combine the Finance Committee and the Personnel Committee; (2) clarify the purpose of the Operations and Facilities Committee in light of the newly created Real Estate Development Committee; and (3) change the membership composition of the Committees.

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY, COOK COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. **Incorporation of Recitals.** The recitals set forth above are incorporated in their entirety as if fully set forth in this Section 1.

Section 2. **Establishment of Committees.** The Board hereby provides for and establishes five (5) Committees of the Board with the titles and areas of responsibilities as follows:

1. **Finance and Personnel Committee:** the consideration of all matters related to the revenues and outlays of the Authority, including all purchases and contracts, and the policies and procedures related thereto, reviewing matters pertaining to personnel as set forth in Resolution No. 2012-CHA-49 as amended by Resolution No. 2013-CHA-98 including but not limited to, overseeing the activities of the Chief Executive Officer and authorized staff regarding the personnel matters delegated to the Chief Executive Officer pursuant to Resolution No. 2012-CHA-49 as amended by Resolution No. 2013-CHA-98.
2. **Real Estate Development Committee:** the consideration of all matters relating to the creation, acquisition, or development of any and all new units to be subsidized by CHA; the redevelopment or disposition of any and all real property owned by or under the control of CHA; the demolition of any housing units owned by or under the control of CHA; and the rehabilitation of any housing units that shall in the future be counted toward the 25,000 unit goal of the Authority's Restated and Amended MTW Agreement.
3. **Operations and Facilities Committee:** the consideration of all matters related to: the operation, maintenance, and repair of facilities, and to the extent not a responsibility of the Real Estate Development Committee, professional and construction services for the redevelopment, modernization, demolition and replacement of facilities, and the policies and procedures related thereto; and the operation and administration of the Housing Choice Voucher program.
4. **Tenant Services Committee:** the consideration of all matters related directly to the social and personal well-being of residents, including tenant selection and retention, security, youth programs, elderly programs, employment training and readiness programs and other economic development issues.

5. **Audit Committee:** the consideration of all audit and other matters as specifically set forth in Resolution No. 2014-CHA-5, as such resolution may be amended from time to time.

Section 3. **Ex-officio member; Chair.** The Chairperson of the Board shall be an ex-officio voting member of each Committee, but shall not be counted present for purposes of establishing a quorum of the Committee, unless also an official member of any such Committee. The Chairperson will appoint the Committee members to each Committee, and will select one of the Committee members to serve as the Committee chair for each Committee.

Section 4. **Composition of Committees.** In addition to ex-officio member, each Committee shall consist of five (5) Commissioners as regular members, with the exception of the Audit Committee, whose membership is governed by Resolution No. 2014-CHA-5, as such resolution may be amended from time to time.

Section 5. **Meetings.** Each committee may meet, when deemed necessary, prior to the monthly meeting of the full Board of Commissioners to consider issues pertinent to such Committee. Each committee shall establish annually a calendar of its regular meetings for the next twelve months and the Committee Chair, Chairman of the Board of Commissioners ("Chairman"), or any two (2) Committee members may call a special meeting upon at least 48 hours prior notice, all in compliance with the Open Meetings Act.

Section 6. **Voting.** The affirmative vote of 3 members of a committee is necessary to adopt any motion or resolution unless a greater number is otherwise required.

Section 7. **Vacancies.** Any vacancy on a Committee created by a vacancy in any Commissioner's office shall be filled by the person succeeding to such Commissioner's office.

Section 8. **Effective date.** This Resolution shall be in full force and effect after its passage as provided by law, and shall and is hereby deemed to supersede Resolution No. 2008-CHA-52 in its entirety. Any other resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.



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